



PLANNING & DEVELOPMENT

57 Napier Street, Goderich, Ontario N7A 1W2 CANADA

Phone: 519.524.8394 Ext. 3 Fax: 519.524.5677 Toll Free: 1.888.524.8394 Ext. 3

www.huroncounty.ca

To: Municipality of South Huron, Mayor and Members of Council
From: Denise Van Amersfoort, Senior Planner
Date: October 19, 2020

RE: **Huron Green Plan of Subdivision 40T20001 & Zoning By-law Amendment**
Lot 6 & South Part Lot 7, Concession 2, Stephen Ward, Municipality of South Huron

Applicant: Ruth Victor & Associates for Huron Green Inc.

This report is submitted for the Special Council Meeting on October 26, 2020 at which a joint Public Meeting for the Plan of Subdivision and Zoning By-law Amendment will be held.

RECOMMENDATION

1. Hold the Public Meeting under Section 34 and 51 for the purpose of obtaining input from members of the public.
2. Receive this report for information purposes.

Formal recommendations on each file will be provided to South Huron Council within separate reports at a subsequent date.

BACKGROUND

The subject property is designated Residential on Schedule G (Huron Park – Land Use Plan) of the South Huron Official Plan and currently zoned Residential Low Density (R1) and Community Facility (CF) and Open Space (OS).

The subject lands are located in what has been referred to in recent history as ‘Huron Park’. The subject lands have a total area of approximately 142 acres (57 hectares) and currently contain an established residential area including 202 single detached dwellings and 156 semi-detached dwellings (78 structures with 2 units each).

Of the existing 358 units, approximately 120 are currently vacant. The balance of the units are rented. The developer has indicated that it is their intention “that the first units to be sold will be the current vacant home... These units will be upgraded and sold on the market. Existing occupied rental units will remain rental until they become vacant at which time they will be upgraded with the intention that they will be placed on the market for purchase by existing residents of the community or new community members” (Planning Justification Report, Ruth Victor & Associates for Huron Green, page 4).

The road and sidewalk networks were upgraded in 2006 and dedicated to the Municipality (with the exception of Access Road). As part of this application, Access Road will be brought to a municipal standard and dedicated to the Municipality as a road. Access to the site will continue to be provided from Airport Line via Algonquin Drive and Columbia Drive and from Huron Park Road via a new municipal road, in the location of the current Access Road. The need for a pedestrian crossing over Airport Line has been established by Traffic Impact Studies completed by the developer and County Public Works.

The property is served by municipal water and sewer. A Municipal Drain, known as the Wilson Drain, enters the site at the east extent and carries on in a north-west trajectory (see Figure 1). The drainage area along Access Road is connected to the Wilson Drain in the north via a large, buried storm sewer and otherwise, the current stormwater approach of overland flow directed towards the Wilson Drain is proposed to continue.

As an established community, gas and hydro services are in place. Easements for some utilities are established while others will be required. The property has Hay Communications fibre installed within the municipal road allowances.

There are no proposals for the agricultural areas at the north end of the subject lands or for the former school property at this time. The former school lands are proposed to be re-zoned from Community Facility (CF) to Future Development (FD) as part of the related Zoning By-law Amendment application.

The property is surrounded by agricultural uses to the north, east and south, a natural environment area to the north-east and to the west, the Huron Park Industrial Area.

Figure 1: Aerial View of Subject Lands outlined in red, Wilson Drain outlined in blue – open, orange – closed



History of Area

The subject property has a unique history. Owned by the Elliott family and utilized as a farm until the late 1940s, the property was expropriated by the federal government to support the neighbouring air base, known as Royal Canadian Air Force (RCAF) Station Centralia. The original expropriation occurred on April 28, 1942 and was solely for the rail spur along the southern boundary of the subject lands (on which a rail line was constructed and operated). On May 13, 1948, the remainder of Lot 6, Concession 2 of the former Stephen Township was transferred to the federal government for the purpose of constructing residential quarters. The residential quarters were constructed quickly as well as a school to serve the community.

Of note is that the design of the residential area involved orienting all of the houses towards the common greens and providing walkways to create clear separation between pedestrian and vehicular paths of travel; the internal pathways are visible on Figure 2 and remain physically in many areas of the subject lands (though not in good repair).

Figure 2: 1955 Aerial of the Subject Lands



The property was transferred from federal ownership to the Province of Ontario (specifically, the Ontario Development Corporation) in August of 1967 and it remained in provincial ownership until 2006.

Draft Plan of Subdivision

The Draft Plan of Subdivision was supported by the submission of a Planning Justification Report, Stage 1 Archaeological Assessment, Traffic Impact Study, Phase 1 Environmental Site Assessment, Phase 2 Environmental Site Assessment relating only to the former railway spur lands, and Functional Servicing Report. Additional reports regarding the dividing wall in the semidetached dwelling units were provided in response to questions from municipal staff regarding fire and noise separation.

The Draft Plan of Subdivision contains 395 parts, of which 377 are proposed lots and 18 are Blocks. In addition to the lots and blocks, easements are proposed for the Municipal Drain,

hydro lines, buried storm sewer infrastructure, etc. Of the 377 lots, the breakdown by type of lot is as follows:

202 contain existing single detached dwellings

156 contain existing semi-detached dwellings (such that the existing 78 dwellings are divided along the common masonry wall)

7 are vacant lots proposed for single detached units

12 are vacant lots, proposed for semi-detached units

377 lots

The approved Draft Plan will not contain any existing buildings but for orientation purposes, a copy of the Draft Plan with the existing buildings plotted was provided and is included within this report as Figure 3

Some of the larger Blocks of note include the former railway spur line and the areas proposed to be designated to the Municipality as parkland These Blocks are outlined in Figures 4 and 5 for reference purposes.

Figure 3: Excerpt from Draft Plan of Subdivision with Existing Buildings Plotted

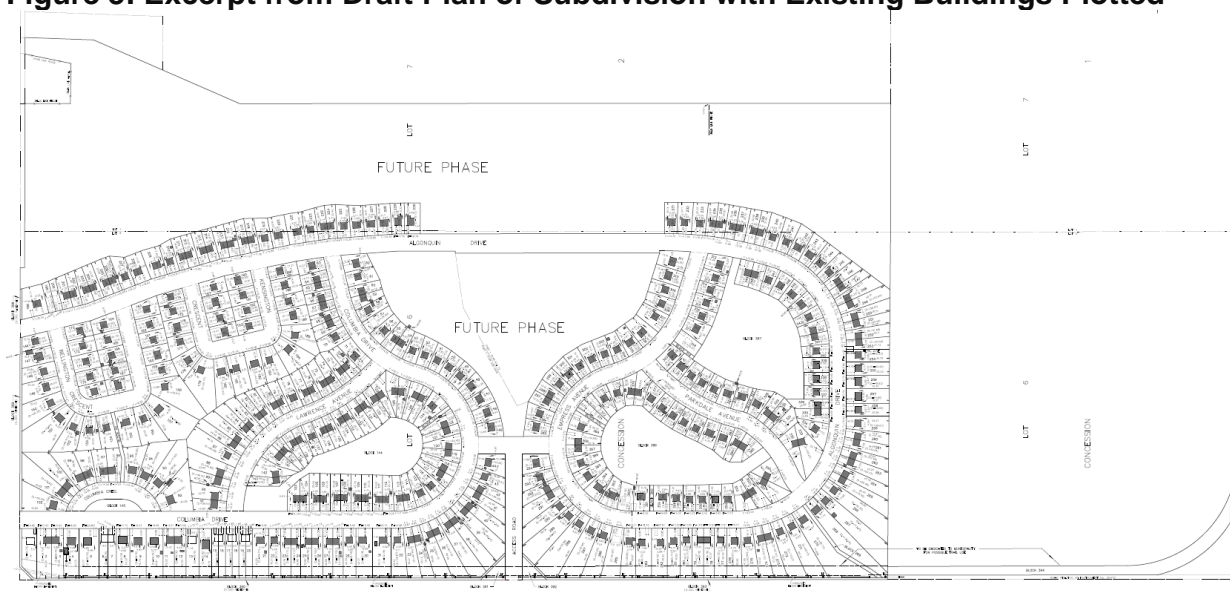


Figure 4: Former Railway Spur proposed to be dedicated to Municipality

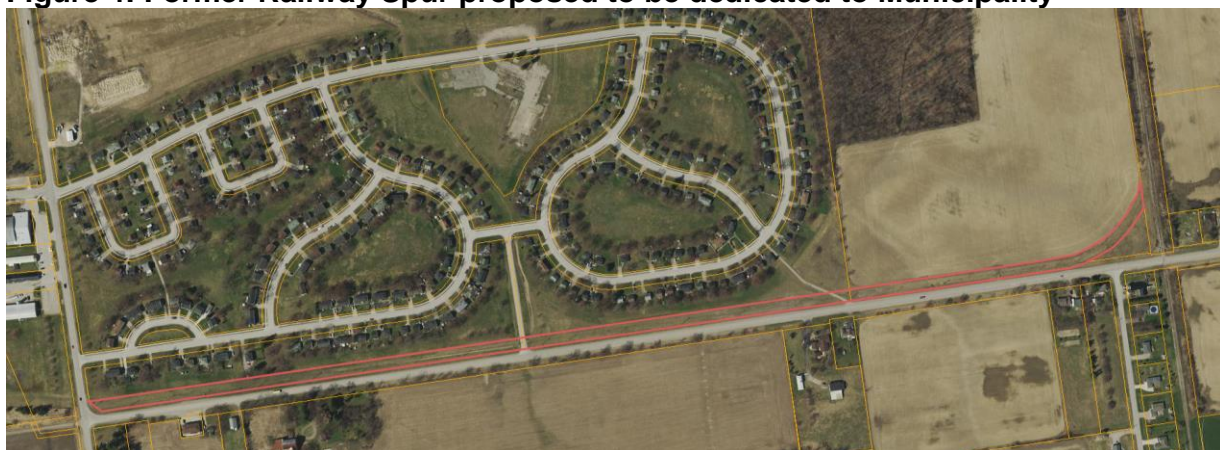
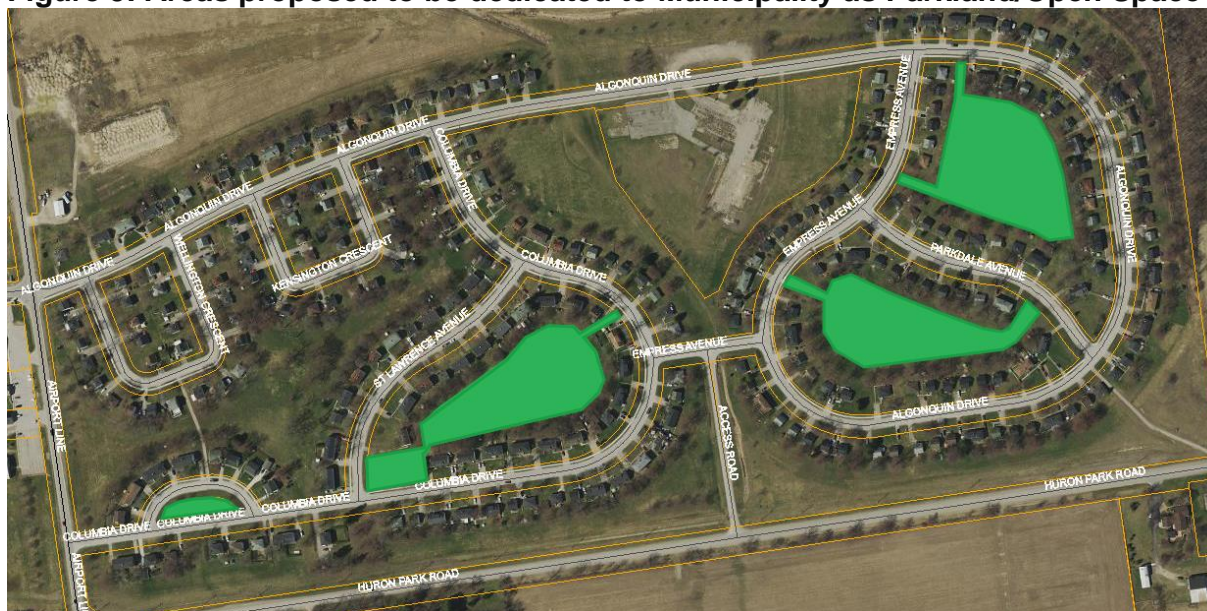


Figure 5: Areas proposed to be dedicated to Municipality as Parkland/Open Space



Zoning By-law Amendment

The applicant proposes to rezone the subject lands in combination with a Plan of Subdivision application; the re-zoning will recognize the new lot fabric and relationship between the existing dwellings and new lot lines within a new Residential Low Density Special Zone (R1-19). All of the existing residential areas are proposed to be zoned R1-19 in addition to a small portion of the subject lands, located along the southern boundary which are currently zoned Open Space – Special Provisions (OS-2). Finally, the re-zoning also proposes to rezone the former school property from Community Facility (CF) to Future Development (FD).

The relief being sought under the R1-19 site specific zones is as follows:

In the area zoned R1-19, the following special provisions apply:

1. Section 3.20.1 (Legal Non-Complying Status) does not apply.
2. Minimum Lot Frontage is 12.9 metres for detached dwelling on a corner and 12.3 metres for a detached dwelling on an interior lot
3. Minimum Interior Side Yard is as it existed on the day of by-law adoption
4. Minimum Lot Area is 450 square metres on a corner lot.
5. Minimum Exterior Side Yard is as it existed on the day of by-law adoption.
6. Minimum Lot Depth is as it existed on the day of by-law adoption.
7. Minimum Rear Yard is as it existed on the day of by-law adoption.

PROCESS

Plans of Subdivision are reviewed in accordance with the requirements of the Planning Act, RSO 1990. A public meeting at the local municipality is required at which a County Councillor attends on behalf of Huron County Council. Notice of the meeting has been given in accordance with the regulations under the Planning Act. Information relating to the application has been posted on the property since August and was updated in October with public meeting details. The Public meeting for the Zoning By-law Amendment was advertised within the same notice.

A report with staff's recommendation on the applications will be provided at a subsequent date. While the Municipality of South Huron is the approval authority for the Zoning By-law Amendment, the County of Huron is the approval authority for the Plan of Subdivision and thus, the recommendation on that application will also be presented to County Council at a future date, after receiving the comments of South Huron.

OTHERS CONSULTED

Staff from the Municipality of South Huron including the Chief Administrative Officer, Clerk, Deputy Clerk and Environmental Services Director have worked closely with the Planning Department to pre-consult on the proposed development. Dietrich Engineering has also been consulted as the Drainage Superintendent.

Correspondence has been received from commenting agencies including Ausable Bayfield Conservation Authority, Bell Canada, Historic Saugeen Metis, Enbridge Gas, Hydro One, Hay Communications, Huron County Housing and Huron Perth Public Health Unit and Huron County Public Works to date. The comments of agencies will be addressed through draft plan conditions of the Draft Plan of Subdivision, if approved. All comments are attached.

In addition to formal comments agencies, comments were received from community groups and agencies who have an interest in the Huron Park community including: New Outlook, United Way Perth Huron, Poverty to Prosperity (P2P), Huron Perth Community Legal Clinic, and the South Huron Community Housing Group. The letters from these groups are attached.

Written Comments from the Public – Written comments were received by several members of the public. Copies of all correspondence are provided for Council's reference and are summarized as follows:

Name	Address	Comment
David Elliott	Centralia	<p>His family was original owner of subject land and provided several archival records documenting the history of the parcel.</p> <p>Would like to see the natural area at the north-east corner of the property remain a natural area.</p> <p>States that an easement for a walking trail should be located between Lots 13 and 14 as there has always been a walking path in this location.</p> <p>States that sidewalks are needed on both sides of all streets.</p> <p>States that Lots 15-20 should have single detached dwellings and not semi-detached as currently proposed to maintain compatibility with larger, single detached dwellings along Columbia.</p> <p>States that lot fabric should stop at spur line and asks what the future of the spur line is.</p> <p>Would like to see plans for seniors homes/apartments in area proposed to be zoned Future Development.</p>
Mike Schram	3 Columbia Crescent, Huron Park	<p>States that the proposed lot line to the east of his unit is located such that it excludes garden areas he has invested in and feels this decision has been made in retribution for complaints made regarding the physical state of his unit.</p>

		States that the Municipality ordered a mold test on his rental unit, the results of which included “abundant amounts of ULOCLADIUM and STACHYBOTRYS. STACHYBOTRYS is commonly referred to as TOXIC BLACK MOLD which is associated with both long term and short term health issues. The report is dated Oct 29 2019. I just received a copy of this report August 12 2020”. States that internet access is poor. Outlines that Hay Communications fibre is installed in the road allowance but that landowner/landlord will not allow fibre to be run into the individual units.
Maureen Cole	89 Snider Crescent, Exeter	Feels that this application is a “great opportunity for the County and Municipality to support and assist in a plan of affordable housing”. Outlines possible conditions for consideration to the draft plan approval to ensure that affordable housing is maintained.
Karen Brown	PO Box 23, Exeter	Concerned with the rise in homelessness in Exeter area. Concerned with lack of sufficient rental housing stock in South Huron and the impact of this application on the rental stock over the long term. Concerned with impact on existing tenants. Questions how affordable housing policies will be applied to this applications.
Kenneth Palen	70353 Ausable Line	Mr. Palen is the owner of the agricultural lands directly north of a section of the railway spur which is to be dedicated to the Municipality. Requests permission to cross these lands with a formal easement.
Laura Gurr of Cohen Highley	Acting as Counsel for Applicant	This letter was provided in response to statements regarding affordable housing in several of the commenting and community agency letters and in response to misunderstanding about the impact of this application on the existing tenants.

A few tenants did call or email in to ask questions but did not provide written comments; the nature of these calls were mainly in regards to impacts on their tenancy. Where questions could not be answered by planning or municipal staff, tenants were referred to the Huron Perth Legal Aid Clinic.

SUMMARY

In conclusion, it is recommended that South Huron Council hold the Public Meeting for the purpose of obtaining input from members of the public and defer a decision at this time. A second planning report containing a formal recommendation and draft conditions will be provided at a future meeting.

I will be in attendance at the October 26th Council meeting to present the application and answer questions of Council and the public.

Sincerely,
'Original signed by'

Denise Van Amersfoort, Senior Planner